

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

FEBRUARY 12, 2015

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 12th day of February 2015. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chair Sandy Bahan called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Andy Sherrer
Roberta Pailes
Erin Williford
Sandy Bahan
Dave Boeck
Jim Gasaway
Tom Knotts
Chris Lewis
Cindy Gordon

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Ken Danner, Subdivision Development
Manager
Roné Tromble, Recording Secretary
Leah Messner, Asst. City Attorney
Larry Knapp, GIS Analyst II
Terry Floyd, Development Coordinator
David Riesland, Traffic Engineer

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CONSENT DOCKET

Chair Bahan announced that the Consent Docket consisted of the following items:

Item No. 2, being:

APPROVAL OF THE JANUARY 8, 2015 REGULAR SESSION MINUTES

Item No. 3, being:

COS-1415-5 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY CHAD AND KELLY SNYDER (HALE & ASSOCIATES SURVEY COMPANY) FOR SEVEN OAKS GENERALLY LOCATED AT 2101 156TH AVENUE S.E.

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Chair Bahan asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, she asked for discussion by the Planning Commission.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to place Item Nos. 2 and 3 on the Consent Docket and approve by one unanimous vote. Jim Gasaway seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Andy Sherrer, Roberta Pailes, Erin Williford, Sandy Bahan, Dave Boeck, Jim Gasaway, Tom Knotts, Chris Lewis, Cindy Gordon
NAYES	None
MEMBERS ABSENT	None

Ms. Tromble announced that the motion, to place approval of Item Nos. 2 and 3 on the Consent Docket and approve by one unanimous vote, passed by a vote of 9-0.

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Item No. 2, being:

APPROVAL OF THE JANUARY 8, 2015 REGULAR SESSION MINUTES

This item was approved as submitted on the Consent Docket by a vote of 9-0.

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Item No. 3, being:

COS-1415-5 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY CHAD AND KELLY SNYDER (HALE & ASSOCIATES SURVEY COMPANY) FOR SEVEN OAKS GENERALLY LOCATED AT 2101 156TH AVENUE S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report
4. Request for Variance to Private Road Width

The Norman Rural Certificate of Survey for SEVEN OAKS was approved on the Consent Docket by a vote of 9-0.

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Chair Sandy Bahan, without objection from the Commission, moved Item 5 to this point for consideration prior to the next items. The applicant has asked for postponement.

Item No. 5, being:

O-1415-31 – BYBLOS HOLDING, L.L.C. REQUESTS SPECIAL USE FOR AN AUTOMOTIVE SERVICE STATION (GAS STATION) FOR PROPERTY CURRENTLY ZONED C-1, LOCAL COMMERCIAL DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF 36TH AVENUE N.W. AND TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Applicant's Request for Postponement

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Jim Gasaway moved to postpone Ordinance No. O-1415-31 to the March 12, 2015 Planning Commission meeting. Dave Boeck seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Andy Sherrer, Roberta Pailes, Erin Williford, Sandy Bahan, Dave Boeck, Jim Gasaway, Tom Knotts, Chris Lewis, Cindy Gordon
NAYES	None
MEMBERS ABSENT	None

Ms. Tromble announced that the motion, to postpone Ordinance No. O-1415-31 to the March 12, 2015 Planning Commission meeting, passed by a vote of 9-0.

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Item No. 4, being:

**O-1415-20 – NANCY MUENZLER REQUESTS VACATION OF A PORTION OF THE RIGHT-OF-WAY OF FRITZLAN ROAD
GENERALLY LOCATED AT THE WEST END OF FRITZLAN ROAD.**

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Applicant's Exhibit A
4. OG&E Letter
5. OEC Non-Objection email
6. Excerpt of January 8, 2015 Planning Commission Minutes

PRESENTATION BY STAFF:

1. Ken Danner – Fritzlan Acres Addition was filed of record in 1947. Fritzlan Road was created with that plat. City Council annexed the property in 1963. Fritzlan Road is located within a 45' right-of-way. The property owner is requesting closure of that. She owns property on each side of the road. Staff does not oppose the closing of the road. Staff is recommending that a turn-around be provided at the end of what will be the public road from the closure. Staff recommends approval.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive, representing the applicant – That is really the only point left that we're discussing with staff. City Attorney Kathryn Walker and I have been going back and forth today on an email and there's a letter of agreement -- I don't think it's in your package – that we've been working together on to try to come to terms on what we have proposed, and Kathryn and I have talked that we would continue this discussion on towards Council, but just for the record on this point, what we have proposed is that a turn-around be subject to replatting and rezoning at such time that there be something done there. Right now, there is no turn-around on the existing condition at all; it's just a dead end road. We're not changing any of the existing conditions; this is merely a title change on the title of the property records. So we would suggest that the existing physical conditions should simply remain the same. Of course, us agreeing to not change them, and if we do change them, through platting or zoning, then we would have to go to what would be significant expense of a turn-around. Our concern is that if we build a turn-around now, pretty obviously, I think, you can look at this land. This is going to be redeveloped. The whole point of removing this is to start down the path of redeveloping this land at some point in the future. If we build an expensive concrete turn-around for everything now, we have virtually wasted that money for no real reason, because right now we have not heard any complaint before that this dead end is an issue until we came here to clear the title of the road. So we think it would be punitive, with all due respect, to force us to build a turn-around now when there is no change in the physical condition and, certainly though, when there is we would agree to that. So that's our only point of clarification that we're still working on with staff and we hope to come to terms. I'm happy to answer any questions that you have.

2. Ms. Pailes – I actually have turned around there fairly often. If you visit the greenhouse, somehow you end up there. I would not want to back up down the road to get turned around. There's no curb or gutters there, is there, on that road? So you wouldn't really be building a cement turn-around. There's no curb or gutters there to connect to.

3. Mr. Rieger – I don't believe there is, Commissioner. It's basically a very old road and at the end there's some dirt and driveways and things that I think currently people use to turn.

4. Ms. Pailes – I can see an informal turn-around or something would be useful. You don't want to back down the road toward the greenhouse if you should accidentally stray down that road.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

*Andy Sherrer moved to recommend adoption of Ordinance No. O-1415-20 to the City Council.
Chris Lewis seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Andy Sherrer, Roberta Pailes, Erin Williford, Sandy Bahan, Dave Boeck, Jim Gasaway, Tom Knotts, Chris Lewis, Cindy Gordon
NAYES	None
MEMBERS ABSENT	None

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1415-20 to the City Council, passed by a vote of 9-0.

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Item No. 6, being:

O-1415-32 – LOUIS JEAN LANDER FARM, L.L.C. (A.K.A. LANDER & SHELBA BETHEL), BIRD RANCH, L.L.C., ARORA RANCH, L.L.C. AND BELLA ROSE, L.L.C. REQUEST VACATION OF THE PUBLIC RIGHT-OF-WAY OF 60TH AVENUE N.W. LOCATED BETWEEN WEST MAIN STREET AND WEST ROBINSON STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Applicant's Request for Vacation and Closure
4. Applicant's Exhibits
5. OG&E Letter
6. OEC email of non-objection

PRESENTATION BY STAFF:

1. Ken Danner – There are several owners involved with this statutory right-of-way. All the owners are participants in this request. In 1985, City Council approved a resolution that declared this road as being closed relating to building permits. And then in 2005 once again did the same thing. The City has never maintained this road and, to be honest with you, has no interest in creating or constructing the road, maintaining the road. And staff supports the request.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive – I'm merely here to answer any questions you have. This one's pretty straightforward. You can't even get on this road, basically. It's fenced already. It goes into the floodway and river channel. Happy to answer any questions that you have.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Andy Sherrer moved to recommend adoption of Ordinance No. O-1415-32 to the City Council. Chris Lewis seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Andy Sherrer, Roberta Pailles, Erin Williford, Sandy Bahan, Dave Boeck, Jim Gasaway, Tom Knotts, Chris Lewis, Cindy Gordon
NAYES	None
MEMBERS ABSENT	None

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1415-32 to the City Council, passed by a vote of 9-0.

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Item No. 7, being:

MISCELLANEOUS COMMENTS

None

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Item No. 8, being:

ADJOURNMENT

Chris Lewis moved to adjourn. Tom Knotts seconded the motion. There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 6:40 p.m.



Norman Planning Commission